0442468

IDENTIF. & REFERENCE

PICK-UP

98 MAY 27 PM 12:28

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10946 PG 912

Prepared by:
James David Leckrone
3100 West End Avenue Suite 1050
Nashville, Tennessee 37203
(615) 292-8300

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Graves Family Trust Thomas Allen Graves, Tracy Brian Graves & Randall Mark Graves, Co-Trustees 239 Hidden Lake Road Hendersonville, TN 37075	Same	72-12-D 175

FOR AND IN CONSIDERATION of One Dollar ($1.00) the receipt of which is hereby acknowledged, James A. Graves, by these presents does hereby quitclaim and convey unto the Graves Family Trust, Thomas Allen Graves, Tracy Brian Graves, and Randall Mark Graves, Co-Trustees, their successors and assigns, all of his right, title and interest in and to the tract of land described as follows:

Being Lot No. 307 on the Plan of Sec. III, Burchwood Gardens, as of record in Book 2900, page 116, Register's Office of Davidson County.

Said Lot No. 307 fronts 108.53 feet on the south side of Marsden Avenue, and runs back 206.4 feet on the west line and 178.53 feet on the east line, to a dead line in the rear on which it measures 58.01 feet.

This conveyance is made subject to the following, to-wit:

Restrictions recorded Sept. 21, 1960 in Book 3131, page 464.

The recorded Plan shows an Owner's Certificate, a 30-foot set-back line from Marsden Avenue, a 10-foot easement along the south rear line of the lot; an anchor easement 2 1/2 x 30 feet on Marsden Avenue at the west front corner of the lot.

Being the same property conveyed to James A. Graves and Ethelyne H. Graves (deceased), by deed from Randall Phillips Builders, Inc. filed of record in Deed Book 97, page 492, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record and all other easements and building lines as shown on the recorded plat.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my and this 26th day of May, 1998.

James A. Graves
James A.. Graves

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Debra D. Hardiman, a Notary Public in and for said County and State, James A. Graves, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 26th day of May, 1998.

Debra D. Hardiman
Notary Public

My commission expires: 5/30/99

NOTARY PUBLIC AT LARGE

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer, is -0-.

Thomas Allen Graves
Affiant

Subscribed and sworn to before me, this 26 day of May 1998.

Debra D. Hardiman
Notary Public

My commission expires: 5/30/99

NOTARY PUBLIC AT LARGE

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